Karen Johnson Davidson County
Batch# 640190 DEEDWARR
05/19/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20210519-0068055

Name and Address of New Owner:
Trevor Toms
110 Joyner Ave
Nashville, TN 37210

Send Tax Statements To:
Shelter Lending Services, LLC
4000 W. Brown Deer Road, Ste. E
Brown Deer, WI 53209.

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-21040962

Map and Parcel: 119 05 0 321.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cory Goff, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Trevor D. Toms, an unmarried man,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being all of Lot No. 163, Re-Subdivision of Lot Nos. 3, 4, 5 and 6 on the Plan of Cumberland Nurseries Subdivision, according to survey and plat of same appearing of record in Book 332, page 148, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot No. 163 fronts 50 feet on the northerly side of Joyner Avenue and runs back 138.1 feet on the easterly line and 137.5 feet on the westerly line to a 12 foot alley on which it measures 50 feet.

Being the same property conveyed to Cory Goff by Warranty Deed filed for record on March 19, 2015 in Instrument Number 20150319-0023491, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Subject to the right of way of any streets, roads, alleys or highways within the bounds of subject property; All matters as set forth per Book 332, page 148, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 110 Joyner Ave, Nashville, TN 37210

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand this 18th day of May, 2021.

Cory Goff

State of Tennessee

County of Davidson

Personally appeared before me, Cory Goff with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th of May, 2021.

Notary Public
My Commission Expires: 4/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $376,000.00.

Affiant Signature

Subscribed and sworn to before me, this 18th day of May, 2021.

Carmen Coats
Notary Public
My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

